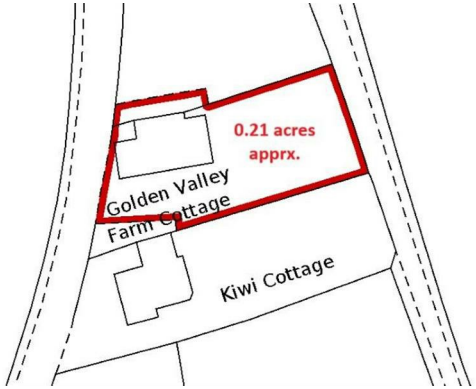
Rolfe East







Maperton Road, Charlton Horethorne, DT9 4NT

Guide Price £450,000

- EXQUISITE DETACHED THATCHED PERIOD CHARACTER COTTAGE IN AMAZING LOCATION!
- GLORIOUS RURAL BACKDROP AND VIEWS.
- COUNTRY LANE AND COUNTRYSIDE WALKS FROM THE FRONT DOOR.
- ENVIABLY FREE FROM THE RESTRICTIONS OF GRADE II LISTING.
- TOP PRESTIGIOUS VILLAGE ADDRESS ON THE SOMERSET / DORSET BORDERS.
- PRIVATE DRIVEWAY PARKING FOR TWO CARS.
- SHORT WALK TO TO EXCELLENT VILLAGE PUB, PRIMARY SCHOOL AND TOP VILLAGE SHOP.
- STANDING IN A LEVEL PLOT AND LOVELY GARDEN JUST UNDER A QUARTER OF AN ACRE.
- SCOPE FOR SIGNIFICANT EXTENSION AND ADDITION OF GARAGE (subject to planning).
- NO FURTHER CHAIN!

80 Cheap Street, Sherborne, Dorset, DT9 3BJ
01935 814 929

sherborne@rolfe-east.com
https://www.rolfe-east.com/

Golden Valley Farm Cottage Maperton Road, Charlton Horethorne DT9 4NT

NO FURTHER CHAIN! SUPERB COUNTRYSIDE VIEWS! 'Golden Valley Farm Cottage' is a very pretty, thatched, detached character cottage situated in a sublime location on a quiet country lane on the outskirts of this prestigious, sought-after village on the borders of Somerset and Dorset. The cottage occupies a generous, level plot and gardens extending to just under a quarter of an acre (0.21 acres approximately). The main garden boasts a sunny south-facing aspect and glorious countryside views. The cottage is enviably free from the restrictions of Grade II listing and offers superb scope for significant extension to create something far larger, subject to the necessary planning permission. There is also space and scope to add a garage or carport, subject to the necessary planning permission. As it stands, a private driveway provides off road parking for two cars. The cottage retains many character features including an inglenook fireplace. It is heated by an oil-fired radiator central heating system and benefits from uPVC double glazing. The accommodation comprises entrance reception hall, sitting room, dining room, kitchen, utility room, rear lobby and ground floor WC / Cloakroom. On the first floor there is a landing area, two generous double bedrooms, a third single bedroom / office and a first floor shower room / WC. There are country lane and countryside walks from the front door - ideal as you do not need to put the dogs or the children in the car! The village offers The Kings Arms, an award winning superb public house hotel offering great food and ambience. There is also The Village Store awarded a National Treasures Award by Good Housekeeping 2020, active village hall and community, attractive central village green, primary school and church. Horse riding, walking and sporting opportunities are plentiful. Access to the A303 trunk road to London and the south west is good. It is only a short drive to the centres of Sherborne, Bruton and Wincanton towns.

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Council Tax Band: D





Bruton is particularly popular with ex-London buyers and offers Hauser & Wirth Somerset - a pioneering world-class gallery and multi-purpose arts centre. It also boasts The Newt - a country estate with splendid gardens, woodland, hotel, restaurants and farmland. This cottage is a short drive to the stunning, historic town of Sherborne with its superb boutique high street boasting cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous schools. Sherborne town centre also has the mainline railway station to London Waterloo. Sherborne has also recently won the award for the best place to live in the South West by The Times 2024. It also boasts 'The Sherborne' – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House. This rare and unique cottage is perfect for those aspiring couples or families looking for their perfect village home, buyers cashing out of the South East and London market or cash buyers looking for their perfect West Country home to settle in, potentially linked to the wonderful selection of local schools. It may also be of interest to the developer, holiday letting or second home market. THIS PRETTY COTTAGE MUST BE VIEWED INTERNALLY TO BE FULLY APPRECIATED.

Pathway leads to thatched porch with outside light. Front door leads to

ENTRANCE RECEPTION HALL: 10'2 maximum x 6'8 maximum. A useful greeting area providing a heart to the home, staircase rises to the first floor, understairs storage recess, uPVC double glazed window to the front, exposed beams. Door leads to

SITTING ROOM: 13'1 maximum x 22'3 maximum. A generous main reception room enjoying a wealth of character features including inglenook stone fireplace with electric stove and bread oven feature, paved hearth, exposed beams, uPVC double glazed window to the front, radiator, telephone point. Panel doors lead off the sitting room to further rooms.

DINING ROOM / OCCASIONAL GROUND FLOOR BEDROOM: 14'9 maximum x 7'9 maximum. A room with flexible uses, enjoying a light dual aspect with uPVC double glazed windows to the front and side, radiator, brick alcove. Door leads from the dining room to the rear lobby.

Door from the sitting room leads to

UTILITY ROOM: 10'6 maximum x 8'7 maximum. Laminated worksurface, tiled surrounds, ceramic Belfast sink, space and plumbing for washing machine and dishwasher under, space for upright fridge freezer and tumble dryer, uPVC double glazed window to the side, floor standing Grant oil fired central heating boiler, water softener, door leads to fitted cupboard. Door from the utility room leads to the

KITCHEN: 10'9 maximum x 7'7 maximum. A range of contemporary fitted kitchen units comprising solid beech wood worksurface, decorative tiled surrounds, inset stainless steel one and a half sink bowl with mixer tap over, inset electric induction hob with electric stainless steel oven under, a range of drawers and cupboards under, a range of matching wall mounted cupboards, wall mounted cooker hood extractor fan, uPVC double glazed window to the rear, radiator, ceiling hatch to loft space. Door from the kitchen and from the dining room leads to the

REAR LOBBY: Door to the rear. Door from the rear lobby leads to

CLOAKROOM / GROUND FLOOR WC: High level flushing WC, wall mounted wash basin, tiling to splash prone area, window to the side.

Staircase rises from the entrance reception hall to a half landing. Door leads from the half landing to

BEDROOM ONE: 13'3 maximum x 11' maximum. A generous double bedroom enjoying a light dual aspect with uPVC double glazed windows to the front and side, radiator, telephone point.

Staircase rises from the half landing to the first floor landing, ceiling hatch to loft space.

Doors lead off the landing to the first floor rooms.

BEDROOM TWO: 13'10 maximum x 11'9 maximum. A second generous double bedroom, exposed beams, uPVC double glazed window to the front, radiator, window to the side, this room enjoys a light dual aspect.

BEDROOM THREE / OFFICE: 10' maximum x 5'2 maximum. uPVC double glazed window to the front, fitted wardrobe cupboard space.

FIRST FLOOR FAMILY SHOWER ROOM: 10'1 maximum x 5' maximum. A modern white

suite comprising low level WC, wash basin over storage drawers, tiled surrounds, glazed shower cubicle with wall mounted mains shower over, tiling to splash prone area, exposed beams, extractor fan, illuminated di-mister mirror with shaver point.

OUTSIDE:
This exquisite cottage stands in a beautiful country lane location with a generous level plot and gardens of just under a quarter of an acre (0.21 acres approximately).

At the front of the property, a dropped curb gives vehicular access to a private driveway providing off road parking for two to three cars. There is a generous portion of level lawned front garden boasting a sunny southerly aspect. Front pathway leads to thatched porch with outside lighting. The front garden is enclosed by natural stone walls and mature hedges. Garden gate gives access to the MAIN SIDE GARDEN on the east side of the cottage. This large garden is enclosed by fencing and hedging and is laid mainly to level lawn and enjoys a glorious rural backdrop and stunning countryside views, paved patio area, security lighting, outside tap, a variety of well stocked flowerbeds and borders including some mature plants and shrubs. There is a further lawned garden area at the rear of the property, oil tank, further outside lighting.

Detached timber storage shed 8’8 maximum x 6’1 maximum.

ESTATE AGENTS NOTE: This property has tremendous scope for significant extension and the addition of carport and garage, subject to the necessary planning permission.











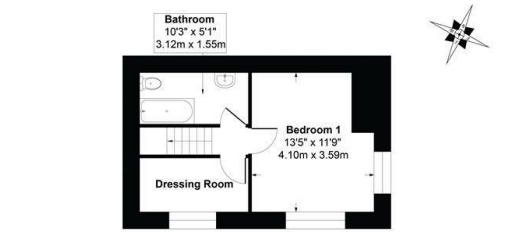




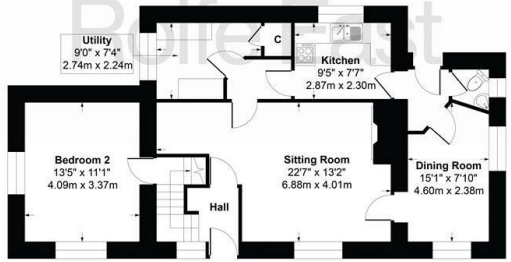




Maperton Road, Charlton Horethorne, Somerset, DT9



First Floor
Approximate Floor Area
300 sq.ft
(27.92 sq.m)



Ground Floor
Approximate Floor Area
801 sq.ft
(74.40 sq.m)

Approximate Gross Internal Floor Area 1,101 sq. ft / 102.32 sq. m

© 2024 Rolfe East Sherborne. This plan is for layout guidance only. Floorplans not drawn to scale unless otherwise stated. Door and window openings are approximate. Whilst every care is taken in the preparation of this floorplan, please check all dimensions, compass directions and shapes before making any decisions in relation to this property, that may be reliant on them.



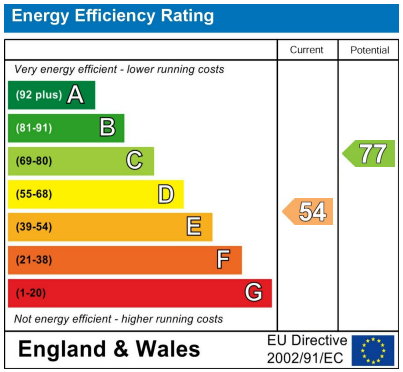
Directions

Viewings

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

Council Tax Band

D



80 Cheap Street, Sherborne, Dorset, DT9 3BJ
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sherborne@rolfe-east.com
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